

Residential & Buy to Let Product Guide

Released 5th January 2026

Masthaven Finance Administered Variable Rate (MAVR) is 12.20% as at 5th January 2026



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Masthaven Finance is a trading name of Masthaven Finance Group Ltd (14088677), Masthaven Finance Ltd (03709012), SF11 Ltd (07731478), SF13 Ltd (08273729), SF22 Ltd (14588596), SF24 Ltd (15589627), MF25 Ltd (16461792) and Masthaven Finance M1 Ltd (14111987) all of which are registered in England and whose registered office is Academic House, 24-28 Oval Road, London NW1 7DJ.

Masthaven Finance Ltd is authorised and regulated by the Financial Conduct Authority. Firm reference number 300606.

Residential First & Second Charge Products



Prestige

LTV Bandings	Product	Prestige 0 0 Demerits	Maximum Gross Loan
<65%	2 Year Fixed	8.85%	£300,000 to 50%
	3 Year Fixed	8.55%	
	5 Year Fixed	8.25%	
	Lifetime Tracker*	9.85%	
65% - 70%	2 Year Fixed	9.10%	£150,000 to 70%
	3 Year Fixed	8.70%	
	5 Year Fixed	8.45%	
	Lifetime Tracker*	10.00%	
70% - 75%	2 Year Fixed	9.25%	£100,000
	3 Year Fixed	8.85%	
	5 Year Fixed	8.65%	
	Lifetime Tracker*	10.20%	
75% - 80%	2 Year Fixed	11.05%	£75,000
	3 Year Fixed	10.65%	
	5 Year Fixed	10.45%	
	Lifetime Tracker*	11.35%	

*Lifetime tracker rates follow the Masthaven Administered Variable Rate +/- a margin. Commission - 2.00% of net loan capped at £2,000

Demerits

Type	Definition	Eligibility
Mortgage /Secured Loans	• 0 missed payments in the last 12 months	<ul style="list-style-type: none"> • Security and background properties assessed • Minimum of 6 months mortgage history required on 2nd charge applications
CCJ/Defaults	• 0 CCJ/Defaults in last 12 months	<ul style="list-style-type: none"> • Ignore accounts under £500 • Max CCJ/Default limit £10,000 per item - refer if greater
Unsecured Credit	• Worst status 2 in last 6 months	• Ignore accounts under £500
IVA/DMP	• No active IVA/DMP in the last 12 months	-
Bankruptcies	-	-
Pay Day Loans (must be settled from loan advance)	-	<ul style="list-style-type: none"> • None in last 6 months - max 2 in last 12

Early Repayment Charge

Product	Year 1	Year 2	Year 3	Year 4	Year 5
2 Year Fixed	2.00%	1.00%	-	-	-
3 Year Fixed	3.00%	2.00%	1.00%	-	-
5 Year Fixed	5.00%	4.00%	3.00%	2.00%	1.00%
Lifetime Tracker	1.00%	-	-	-	-

Lender Fee

Product	Fee
1st and 2nd charge <£50,000	£950
1st and 2nd charge >£50,000	£1,450

Reversion Rate

LTV	Rate
<70%	MAVR -0.10%
>=70%	MAVR +0.90%

Residential First & Second Charge Products



Prestige

LTV Bandings	Product	Prestige 1 Max 1 Demerits	Prestige 2 Max 2 Demerits	Maximum Gross Loan
<65%	2 Year Fixed	9.35%	10.00%	£300,000 to 50%
	3 Year Fixed	8.95%	9.60%	
	5 Year Fixed	8.65%	9.30%	
	Lifetime Tracker*	10.10%	10.40%	
65% - 70%	2 Year Fixed	9.60%	10.15%	£200,000 to 65%
	3 Year Fixed	9.20%	9.55%	
	5 Year Fixed	8.95%	9.50%	
	Lifetime Tracker*	10.20%	10.65%	
70% - 75%	2 Year Fixed	9.75%	10.30%	£150,000 to 70%
	3 Year Fixed	9.35%	9.90%	
	5 Year Fixed	9.05%	9.70%	
	Lifetime Tracker*	10.40%	10.85%	
75% - 80%	2 Year Fixed	11.75%	11.90%	£100,000
	3 Year Fixed	11.35%	11.50%	
	5 Year Fixed	11.15%	11.30%	
	Lifetime Tracker*	12.60%	12.65%	

*Lifetime tracker rates follow the Masthaven Administered Variable Rate +/- a margin. Commission - 2.00% of net loan capped at £2,000

Demerits

Type	Definition	Eligibility
Mortgage /Secured Loans	• 1 unit per missed payment in last 12 months	<ul style="list-style-type: none"> • Security and background properties assessed • 0 missed in last 3 months • Minimum of 6 months mortgage history required on 2nd charge applications
CCJ/Defaults	• 1 unit per CCJ/Default in last 12 months	<ul style="list-style-type: none"> • Ignore accounts under £500 • Max CCJ/Default limit £10,000 per item - refer if greater
Unsecured Credit	• 1 unit per account where worst status is 3 or higher in last 6 months	• Ignore accounts under £500
IVA/DMP	• 1 unit per plan per applicant - missed payments in last 12 months treated as an additional demerit	• Must have been in place for a minimum of 12 months
Bankruptcies	-	-
Pay Day Loans (must be settled from loan advance)	-	<ul style="list-style-type: none"> • None in last 6 months - max 2 in last 12

Early Repayment Charge

Product	Year 1	Year 2	Year 3	Year 4	Year 5
2 Year Fixed	2.00%	1.00%	-	-	-
3 Year Fixed	3.00%	2.00%	1.00%	-	-
5 Year Fixed	5.00%	4.00%	3.00%	2.00%	1.00%
Lifetime Tracker	1.00%	-	-	-	-

Lender Fee

Product	Fee
1st and 2nd charge net loan <£50,000	£950
1st and 2nd charge net loan >£50,000	£1,450

Reversion Rate

LTV	Rate
<70%	MAVR -0.10%
>=70%	MAVR +0.90%

Residential First & Second Charge Products



Core

LTV Bandings	Product	Core 1 Max 3 Demerits	Core 2 Max 4 Demerits	Core 3 4+ Demerits	Maximum Gross Loan
>65%	2 Year Fixed	10.60%	11.95%	12.90%	£200,000 to 65%
	3 Year Fixed	10.10%	11.75%	12.70%	
	5 Year Fixed	9.70%	11.50%	12.45%	
	Lifetime Tracker*	11.05%	12.40%	13.35%	
65% - 70%	2 Year Fixed	10.80%	12.10%	13.30%	£150,000 65 to 70%
	3 Year Fixed	10.30%	11.90%	13.10%	
	5 Year Fixed	10.00%	11.65%	12.85%	
	Lifetime Tracker*	11.25%	12.55%	13.75%	
70% - 75%	2 Year Fixed	11.25%	12.55%	-	£100,000
	3 Year Fixed	10.70%	12.35%	-	
	5 Year Fixed	10.45%	12.10%	-	
	Lifetime Tracker*	11.70%	13.00%	-	
75% - 80%	2 Year Fixed	12.95%	-	-	£75,000
	3 Year Fixed	12.45%	-	-	
	5 Year Fixed	12.15%	-	-	
	Lifetime Tracker*	13.60%	-	-	

*Lifetime tracker rates follow the Masthaven Administered Variable Rate +/- a margin. Commission - 2.00% of net loan capped at £2,000.

Early Repayment Charge

Product	Year 1	Year 2	Year 3	Year 4	Year 5
2 Year Fixed	2.00%	1.00%	-	-	-
3 Year Fixed	3.00%	2.00%	1.00%	-	-
5 Year Fixed	5.00%	4.00%	3.00%	2.00%	1.00%
Lifetime Tracker	1.00%	-	-	-	-

Demerits

Type	Definition	Eligibility
Mortgage /Secured Loans	• 1 unit per missed payment in last 12 months	• Security property assessed • Minimum of 3 months mortgage history required on 2nd charge applications
CCJ/Defaults	• 1 unit per CCJ/Default in last 12 months	• Ignore accounts under £500
Unsecured Credit	• 1 unit per account where worst status is 3 or higher in last 6 months	• Ignore accounts under £500
IVA/DMP	• 1 unit per plan per applicant - missed payments in last 12 months treated as an additional demerit	• Must have been in place for a minimum of 6 months
Bankruptcies	-	• Core 3 only. Refer to Packaging Guide for further information
Pay Day Loans (must be settled from loan advance)	-	• Refer if any in last 3 months, and/or 4 or more in the last 12 months

Lender Fee

Product	Fee
1st and 2nd charge net loan <£50,000	£950
1st and 2nd charge net loan >£50,000	£1,450

Reversion Rate

LTV	Rate
<80%	MAVR +1.90%

Residential Eligibility Criteria

The Loan		Self Employed Income		The Property															
Minimum Term	<ul style="list-style-type: none"> 2 years 	Minimum Trading Period	<ul style="list-style-type: none"> 1 year 	Location	<ul style="list-style-type: none"> England, Wales and mainland Scotland only 														
Maximum Term	<ul style="list-style-type: none"> 30 years 	Evidence - Sole Trader/ Partnership	<ul style="list-style-type: none"> 1 years HMRC tax calculation and supporting overview AND 3 most recent business bank statements to evidence still trading 	Minimum Value	<ul style="list-style-type: none"> £75,000 on 1st charge, £100,000 on 2nd charge 														
Repayment	<ul style="list-style-type: none"> Capital repayment 	Evidence - Limited Company	<ul style="list-style-type: none"> 1 years HMRC tax calculation and supporting overview AND signed accounts or accountants reference 	Tenure	<ul style="list-style-type: none"> Freehold or leasehold - subject to 75 years remaining at start of loan and 55 at end of term 														
Affordability	<ul style="list-style-type: none"> An LTI cap of 6x applies to all loans A DTI cap of 45% applies to all loans These caps are applied automatically in Flow 			Hometrack	<table border="1"> <thead> <tr> <th>Max LTV</th> <th>Min confidence level</th> <th>Max gross loan</th> <th>Max property value</th> </tr> </thead> <tbody> <tr> <td>65%</td> <td>4</td> <td>£100,000</td> <td>£1,000,000</td> </tr> <tr> <td>65-70%</td> <td>5</td> <td>£100,000</td> <td>£1,000,000</td> </tr> </tbody> </table>	Max LTV	Min confidence level	Max gross loan	Max property value	65%	4	£100,000	£1,000,000	65-70%	5	£100,000	£1,000,000		
Max LTV	Min confidence level	Max gross loan	Max property value																
65%	4	£100,000	£1,000,000																
65-70%	5	£100,000	£1,000,000																
Loan Purpose	<ul style="list-style-type: none"> All legal purposes considered. Loans for business purpose considered on referral Loans for speculative purposes not accepted 	Contractor Income		Driveby Valuations	<ul style="list-style-type: none"> Maximum gross loan £100,000 Maximum property value £1,000,000 														
Further Advances	<ul style="list-style-type: none"> Considered after 6 months subject to account conduct Commission will be paid on the new borrowing only 	Income Calculation	<ul style="list-style-type: none"> Day rate x 5 x 46 	Driveby LTV	<ul style="list-style-type: none"> Maximum LTV 65% 														
Employment and Income		Minimum Time Contracting	<ul style="list-style-type: none"> 3 months 	Internal Valuation	<ul style="list-style-type: none"> Required where an application fails Hometrack or Driveby criteria 														
Minimum Income	<ul style="list-style-type: none"> Minimum gross annual household income of £18,000 - £15,000 must be earned from employment and/or pensions 	Minimum Contract Remaining	<ul style="list-style-type: none"> Evidence of renewal required if 1 month or less remaining on current contract 	Mortgage Information															
Employed Income		Gaps Allowed	<ul style="list-style-type: none"> 4 weeks in the last 12 months 	1st Mortgage Balance	<ul style="list-style-type: none"> Where applicable, LTV calculated on balance outstanding where the LTV is below 75%. Redemption figure used where LTV is over 75% 														
Time Employed	<ul style="list-style-type: none"> 3 months history required. Probation considered subject to evidence of previous employment 	Evidence	<ul style="list-style-type: none"> Contract and 3 most recent payslips, invoices or bank statements 	Mortgage Reference/ Payment Profile	<ul style="list-style-type: none"> Equifax accepted providing no arrangement recorded in the last 12 months, or a succession of 6's 														
Evidence	<ul style="list-style-type: none"> 3 most recent payslips 	Construction Industry Scheme (CIS)		Consent	<ul style="list-style-type: none"> Required in favour of Masthaven Finance Ltd if applicable. We may consider lending where consent has been declined 														
Bonus/Commission /Over-time	<ul style="list-style-type: none"> 100% if evidenced on all payslips. Annual bonus considered on referral subject to 2 years evidence 	Minimum Time in Role	<ul style="list-style-type: none"> 3 months 	Pension Income															
Shift/Car/Location Allowance	<ul style="list-style-type: none"> 100% if received across all payslips 	Evidence	<ul style="list-style-type: none"> 3 most recent remittance slips AND bank statements 	State and Private	<ul style="list-style-type: none"> 3 most recent remittance slips or bank statements 														
Maternity Pay	<ul style="list-style-type: none"> Company and statutory maternity pay considered on referral 	Pension Income		Benefit Income															
		Benefit Income	<ul style="list-style-type: none"> Refer to Packaging Guide for further information on acceptable benefit incomes 																

Buy to Let & Consumer Buy to Let First & Second Charge Products



LTV Bandings	Product	BTL 0 Max 0 Demerits	BTL 1 Max 1 Demerits	Maximum Gross Loan
<60%	2 Year Fixed	11.60%	11.95%	£150,000
	3 Year Fixed	11.40%	11.70%	
	5 Year Fixed	11.10%	11.40%	
	Lifetime Tracker*	12.15%	12.45%	
60% - 70%	2 Year Fixed	11.90%	12.20%	£100,000
	3 Year Fixed	11.65%	11.95%	
	5 Year Fixed	11.35%	11.65%	
	Lifetime Tracker*	12.40%	12.70%	
70% - 75%	2 Year Fixed	12.25%	-	£75,000
	3 Year Fixed	12.00%	-	
	5 Year Fixed	11.70%	-	
	Lifetime Tracker*	12.75%	-	

*Lifetime tracker rates follow the Masthaven Administered Variable Rate +/- a margin.
Commission - 2.00% of net loan capped at £2,000.

Demerits

Type	Definition	BTLO/BTL1 Eligibility
Mortgage /Secured Loans	• 1 unit per missed payment in last 12 months	• Security property assessed • Minimum of 6 months mortgage history required on 2nd charge applications
CCJ/Defaults	• 1 unit per CCJ/Default in last 12 months	• Ignore accounts under £500 • Max CCJ/Default limit £10,000 per item - refer if greater
Unsecured Credit	• 1 unit per account where worst status is 3 or higher in last 6 months	• Ignore accounts under £500
IVA/DMP	• 1 unit per plan per applicant - missed payments in last 12 months treated as an additional demerit	• Must have been in place for a minimum of 12 months
Bankruptcies	-	-
Pay Day Loans (must be settled from loan advance)	-	• None in last 6 months - max 2 in last 12

Early Repayment Charge

Product	Year 1	Year 2	Year 3	Year 4	Year 5
2 Year Fixed	2.00%	1.00%	-	-	-
3 Year Fixed	3.00%	2.00%	1.00%	-	-
5 Year Fixed	5.00%	4.00%	3.00%	2.00%	1.00%
Lifetime Tracker	1.00%	-	-	-	-

Lender Fee

Product	Fee	LTV	Rate
1st Charge	2.5% of net loan subject to a minimum of £1,595	<70%	MAVR +0.90%
2nd Charge	2.5% of net loan subject to a minimum of £1,195	>=70%	MAVR +1.40%

Reversion Rate

Buy to Let & Consumer Buy to Let Eligibility Criteria



The Loan		Income		Mortgage Information	
Minimum Term	<ul style="list-style-type: none"> 2 years 	Income	<ul style="list-style-type: none"> Evidence of income required on all cases 	1st Mortgage Balance	<ul style="list-style-type: none"> Where applicable, LTV calculated on balance outstanding
Maximum Term	<ul style="list-style-type: none"> 30 years 	Employed	<ul style="list-style-type: none"> Latest payslip required 	Mortgage Reference/ Payment Profile	<ul style="list-style-type: none"> Equifax accepted providing no arrangement recorded in the last 12 months, or a succession of 6's
Repayment	<ul style="list-style-type: none"> Capital repayment or interest only 	Self-Employed	<ul style="list-style-type: none"> Latest tax return and overview required 	Consent	<ul style="list-style-type: none"> Required in favour of Masthaven Finance Ltd if applicable. We may consider lending where consent has been declined
Loan Purpose	<ul style="list-style-type: none"> All legal purposes considered. Loans for business purpose considered on referral Loans for speculative purposes not accepted 	Pension	<ul style="list-style-type: none"> Latest remittance slip or bank statement required 		
Further Advances	<ul style="list-style-type: none"> Considered after 6 months subject to account conduct Commission will be paid on the new borrowing only 	The Property			
Employment and Income		Location	<ul style="list-style-type: none"> England, Wales and mainland Scotland only 		
Minimum Income	<ul style="list-style-type: none"> Minimum gross annual income £18,000 for the 1st applicant - £15,000 must be earned from employment and/or pensions 	Minimum Value	<ul style="list-style-type: none"> £100,000 on 1st and 2nd charge 		
Affordability		Tenure	<ul style="list-style-type: none"> Freehold or leasehold - subject to 75 years remaining at start of loan and 55 at end of term 		
Rental Coverage	<ul style="list-style-type: none"> Assessed on the lower valuer of the AST or valuers rental assessment. We may consider applying a 10% uplift to the valuers assessment where the AST supports the higher figure 	Energy Performance Certificate (EPC)	<ul style="list-style-type: none"> Minimum EPC rating of E or above - unless the property is exempt from the regulations 		
Debt Service Cover Ratio (DSCR)	<ul style="list-style-type: none"> 125% DSCR required for low rate tax payers 145% DSCR required for high and additional rate tax payers 145% DSCR required for HMO/AirBNB/Holiday Lets 	Driveby Valuations	<ul style="list-style-type: none"> Maximum gross loan £100,000 Maximum property value £1,000,000 		
Income Top Up	<ul style="list-style-type: none"> Personal income can be used to support debt service cover ratio subject to a minimum DSCR of 130% - subject to a full I&E on the applicants residential property 	Driveby LTV	<ul style="list-style-type: none"> Maximum LTV 65% 		
		Internal Valuation	<ul style="list-style-type: none"> Required where an application fails Driveby criteria 		
		1st Charge Applications	<ul style="list-style-type: none"> Applicants must own their residential property 		